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TRANSFER
TAX
PAID

WARRANTY DEED
029673

THOMAS F. PIERCE of Savannah, Georgia, for consideration paid, grants to the PFISTER LOVING TRUST dated February 1, 1990 of Vassalboro, Maine, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated westerly of the Marston Road, so-called, in the City of ~~Waterville~~, County of Kennebec and State of Maine, bounded and more fully described in the attached Exhibit A.

WITNESS my hand and seal on September 12th, 2002.

Natalie Pelletier
WITNESS

Thomas F. Pierce by David Coughlin, FBA
THOMAS F. PIERCE

MAINE
~~THE STATE OF Georgia~~
KENNEBEC, ss.

September 12th, 2002

David Coughlin

Then personally appeared the above named ~~THOMAS F. PIERCE~~ and acknowledged the foregoing instrument to be his free act and deed, in his said capacity.

Before me, Robert J. Ringer
Notary Public
Robert J. Ringer Jr.

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EXHIBIT A

A certain lot or parcel of land situated westerly of the Narston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the westerly right of way line of the Narston Road at the northeasterly corner of the land conveyed by Janet Couplin to Faith Evangelical Free Church by deed dated December 29, 1999 and recorded in the Kennebec County Registry of Deeds (hereinafter "the Kennebec Registry") Book 6120, Page 31; thence by the following courses and distances, to wit:

1) North Forty-seven Degrees, Forty-six Minutes, Forty-seven Seconds West (N 47°-46'-47" W) along the northerly line of the land owned by said Church, a distance of Six Hundred Five and 00/100ths (605.00) feet to an iron rod set at the northeasterly corner of the land of said Church and set on the easterly line of the land conveyed by the Personal Representative of the Estate of John H. Stetson to Susanne B. Buich by deed dated July 17, 2001 and recorded in the Kennebec Registry Book 6555, Page 122, the easterly line of said Buich is also the easterly line of the Town of Oakland; thence

2) North Twenty-seven Degrees, Twenty-three Minutes, Thirty-nine Seconds East (N 27°-23'-39" E) along the easterly line of the land owned by Susanne B. Buich and of the Town of Oakland, a distance of One Hundred Eighty and 52/100ths (180.52) feet to a drill hole set at the southeasterly corner of the land conveyed by Thomas F. Pierce to Jeffrey Natranga et al. by deed acknowledged April 27, 2000 and recorded in the Kennebec Registry Book 6194, Page 94; thence

3) South Sixty-two Degrees, Thirty-six Minutes, Twenty-one Seconds East (S 62°-36'-21" E) along the southerly line of land owned by Jeffrey H. Natranga et al., a distance of Two Hundred Seventy-one and 32/100ths (271.32), to an iron rod set on the westerly line of a right of way hereinafter described; thence

4) South Twenty-seven Degrees, Thirty-five Minutes, Three Seconds West (S 27°-35'-03" W) along the westerly terminus of said right of way, a distance of Twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner; thence

5) South Sixty-two Degrees, Twenty-four Minutes, Fifty-seven Seconds East (S 62°-24'-57" E) along the southerly line of said right of way, a distance of Two Hundred Eighty and 31/100ths (280.31) feet to an iron rod set for a corner on the westerly right of way line of the Narston Road; thence

6) South Twenty Degrees, Thirty-eight Minutes, Twenty-seven Seconds West (S 20°-38'-27" W) along the westerly right of way

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line of said road, a distance of Two Hundred Eighty-six and 11/100ths (286.11) feet to an iron rod set at an offset in said right of way line; thence

7) North Seventy-one Degrees, Five Minutes, Thirty-three Seconds West (N 71°-05'-33" W) along said offset, a distance of Three and 98/100ths (3.98) feet to an iron rod set at a corner; thence

8) South Eighteen Degrees, Fifty-four Minutes, Twenty-seven Seconds West (S 18°-54'-27" W) along the westerly right of way line of said road, a distance of Twenty-four and 98/100ths (24.98) feet to the iron rod set at the point of beginning.

Together with a right of way for the purpose of ingress and egress and for the installation of utilities upon, under and over the land, bounded and described as follows, to wit:

Beginning at an iron pin found on the westerly right of way line of the Marston road at a southeasterly corner of the land conveyed by John Hobart Pierce to Robert Keenan et al. by deed dated February 1, 1968 and recorded in the Kennebec Registry Book 1460, Page 701; thence by the following courses and distances, to wit:

9) South Twenty Degrees, Thirty-eight Minutes, Twenty-seven Seconds West (S 20°-38'-27" W) along the westerly right of way line of said road, a distance of Fifty and 37/100ths (50.37) feet to an iron rod set for a corner, the same iron rod called in Paragraph 5 above; thence

10) North Sixty-two Degrees, Twenty-four Minutes, Fifty-seven Seconds West (N 62°-24'-57" W) along a northerly line of the above described land, a distance of Two Hundred Eighty and 31/100ths (280.31) feet to an iron rod set for a corner, the same iron rod called in Paragraph 4 above; thence

11) North Twenty-seven Degrees, Thirty-five Minutes, Three Seconds East (N 27°-35'-03" E) along an easterly line of the above described land, a distance of Twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner, the same iron rod called in Paragraph 3 above; thence

12) Continuing along the same bearing and along an easterly line of the Matranga lot, referenced above, a distance of Twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner; thence

13) South Sixty-two Degrees, Twenty-four Minutes, Fifty-seven Seconds East (S 62°-24'-57" E) along a southerly line of the Matranga lot, a distance of One Hundred Fifty and 00/100ths (150.00) feet to an iron pin found at a southeasterly corner of the land described in the deed of said Pierce to said Keenan, heretofore referenced; thence

14) Continuing South Sixty-two Degrees, Twenty-four Minutes,

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Fifty-seven Seconds East (S 62°-24'-57" E) along the southerly line of the land owned by said Reuman, a distance of One Hundred Twenty-four and 22/100ths (124.22) feet to the iron pin found at the point of beginning.

Said right of way to be used in common with the owner of the Matranga lot, referenced above.

Also conveying a one-half interest in common and undivided in the land subject to the above described right of way.

The above described parcel or lot contains One Hundred, Thirty-eight Thousand, One Hundred Twenty (138,120) square feet, more or less, or Three and 171/1000ths (3.171) acres. The above described parcel or lot subject to the rights of way described contains Thirteen Thousand, Eight Hundred Sixty (13,860) square feet. Both parcels are part of the premises shown on a survey entitled, "Plan of the Division of Land of Thomas F. Pierce," dated 1/80, Barston Road, Waterville, ME by K & K Land Surveyors, Inc. See also the plan recorded in the Kennebec Registry Plan File 899-212. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. # 1132."

Being the remainder of the premises described in the deed of Janet P. Coughlin, Personal Representative of the Estate of Katherine M. Pierce to Thomas F. Pierce, said deed dated June 8, 1995 and recorded in the Kennebec Registry Book 4942, Page 20.

RECEIVED KENNEBEC SS.

2002 SEP 16 AM 9:00

ATTEST: *Rachel Ann Hollings*
REGISTER OF DEEDS